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Mississippi Real Estate Closings
1240 Goodman Rd E Suite 3
Southaven MS 38671
662-349-1818

Prepared by:

Reid Stanford, Attorney
1240 Goodman Rd E Suite 3
Southaven MS 38671
662-349-1818

GRANTOR:

William L. Lauderdale, Jr.
7607 Paloma
Olive Branch, MS 38654
901. 338. 4655
NA

GRANTEES:

Michael Earl Riley, II
5021 Woody Cove
Horn Lake, MS 38637
901. 569. 7435
NA

STATE OF MISSISSIPPI
COUNTY OF DESOTO

SPECIAL WARRANTY DEED
SUBJECT TO DEED OF TRUST

For and in consideration of the sum of ten and No/100 dollars (\$10.00) cash in hand paid and other valuable considerations, the receipt and sufficiency and adequacy of which is hereby acknowledged, the undersigned, **William L. Lauderdale, Jr.** hereby grant, bargain, sell, convey and specially warrant unto **Michael Earl Riley, II, a married man** the following described property located and situated in **Desoto County, Mississippi** and more particularly described as follows, to-wit:

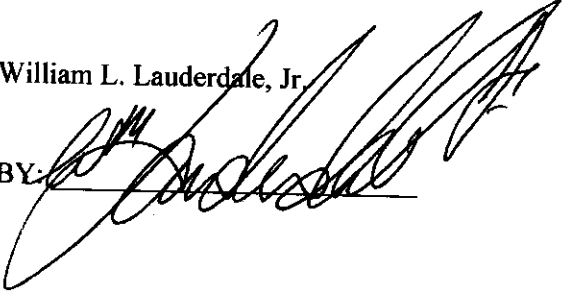
Lot 510, Section E, Twin Lakes Subdivision, located in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 12, Pages 18-20 in the office of the Chancery Clerk of DeSoto County, Mississippi.

This Warranty Deed is subject to a Deed of Trust to Regions Bank in the amount of \$63,635.00 executed by William L. Lauderdale, Jr.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

ATTEST:

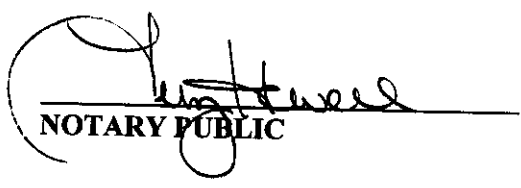
William L. Lauderdale, Jr.
BY: 

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

Personally appeared before me, the undersigned authority in and for the above mentioned county and state, William Lauderdale personally known to me the within named **William L. Lauderdale, Jr.** who acknowledged that he/she signed, sealed and delivered the above and foregoing instrument on the day and year therein mentioned, for and on behalf of said corporation being so authorized to do in the premises.

WITNESS MY SIGNATURE AND OFFICIAL SEAL, this the 21st day of January, 2010.

SEAL


NOTARY PUBLIC

My Commission expires: _____

